

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Construction Services

**Member:** John R. Smith  
761-5220

**Project Name:** Luke Meyer/The Waverly

**Case #:** 39-R-01

**Date:** March 27, 2001

**Comments:**

1. Must comply with the Fair Housing Act and the Florida Accessibility Code..

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**Division:** Airport

**Member:** Alex Erskine 938-4966

**Project Name:** Luke Meyer/The Waverly

**Case #:** 39-R-01

**Date:** March 27, 2001

**Comments:**

- 1) A Notice of Proposed Construction or Alteration form must be filed with the FAA since the building penetrates the imaginary surfaces around Fort Lauderdale/Hollywood International Airport.
- 2) A second Notice of Proposed Construction or Alteration must be filed if the construction crane or equipment will exceed the building height.
- 3) Two copies of the form will be provided at the meeting.

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**Division:** Landscape

**Member:** Dave Gennaro  
761-5200

**Project Name:** Luke Meyer/ The Waverly

**Case #:** 39-R-01

**Date:** 3/27/01

**Comments:**

No comments as there is no landscape plan for review.

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Division: Police

Member: Det. Nate Jackson  
954-759-6422-office  
954-877-7875-pager

Project Name: Luke Meyer/The Waverly

Case #: 39-R-01

Date: March 27, 2001

**Comments:**

1. All glass windows/doors for retail outlet should have impact resistant glass.
2. Arcades should be monitored by CCTV.
3. Stairwells from garage should include a monitoring device (CCTV).
4. Is the mail area self-service or is it a mailroom for the mall? If there is no anticipation of heavy pedestrian traffic, area should have CCTV monitoring ATM & mailroom.
5. Access cards should be utilized by tenants to gain access to residents.
6. If amenities (spa, pool, exercise rm, party rm, ect.)to be used by the public, area should be monitored or access cards to specific rooms.

No comments on parking reduction.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Luke Meyer/The Waverly

**Case #:** 39-R-01

**Date:** March 27, 2001

**Comments:**

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

**Recommendations:**

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; KAVAl Telecom Inc., Bruce Corbett, (888) 865-2825; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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**Division:** Zoning

**Member:** Terry Burgess  
761-5913

**Project Name:** Luke Meyer/The Waverly

**Case #:** 39-R-01

**Date:** 3/27/01

**Comments:**

1. Parking reductions require site plan level III review in accordance with sections 47-20.3.
2. Provide a valet parking agreement in accordance with section 47-20.18.B.
3. Site plan pending street vacation case # 30-P-00.
4. In accordance with section 47-13.21 Table of dimensional requirements for RAC districts the maximum plot coverage is seventy-five percent (75%) for Mixed Uses and Residential.
5. Development sites abutting image streets shall satisfy the regulations of section 47-13.20.I. Provide a narrative outlining the project's compliance with the General Design and Density requirements of section 47-13.20.
6. Indicate all setback dimensions on site plan from new property lines.
7. Provide parking geometrics in accordance with section 47-20.11.
8. Signs in the Regional Activity Center shall comply with the regulations of section 47-22.C.13.
9. Neighborhood compatibility requirements of section 47-25.3 apply to this development site. Provide a text narrative outlining compliance with section 47-25.3.
10. Additional comments may be forthcoming at DRC meeting.

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**Division:** Plumbing

**Member:** Ted DeSmith  
761-5232

**Project Name:** Luke Meyer/The Waverly

**Case #:** 39-R-01

**Date:** March 27, 2001

**Comments:**

1. Sewer and water impact fees for 320 residential units would be approximately \$245,000.
2. Provide site plan showing storm water retention and related calculations.
3. If garage drains are being installed they will need to go through a Sand & Oil Interceptor. Interceptor required to be located per SFBC 4612.1(h). Note roof drainage system will bypass Sand & Oil Interceptor.
4. No storm water exfiltration or structures permitted under the building.
5. Provide site plan showing all water meter location and related water services.
6. If a cooling tower is being used and requires make up water, show separate water meter for cooling tower at property line.
7. Provide site plan showing sewer services to building.

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**Division:** Fire

**Member:** Albert Weber  
761-5875

**Project Name:** Luke Meyer/The Waverly

**Case #:** 39-R-01

**Date:** 3-27-01

**Comments:**

- 1) Chapter 51 of the SFBC applies to this project.
- 2) Civil site plan required showing fire main, hydrants, DDC and FDC's.
- 3) Flow test required.
- 4) The stairs do not comply with 3109 of the SFBC. Extensive modifications are required.  
Roof plan required.
- 5) Be sure to consider 3120.3 (6) of the SFBC for the garage.



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**Division:** Planning

**Member:** Lois Udvardy  
761-5862

**Project Name:** Luke Meyer et al/The Waverly

**Case #:** 39-R-01

**Date:** March 27, 2001

This request is for a parking reduction for Case 180-R-00 (The Waverly) which was reviewed by DRC on 21, 2000. The site plan has been revised. The previous proposal was for 342 units the current proposal is for 320 units.

The site plan is contingent on the proposed vacation of N.E. 1 St. (30-P-00).

**Comments:**

1. This site plan is considerably different from site plan reviewed on December 21, 2000. **Provide a list of all site plan changes from the original DRC submittal.** Discuss removal of fountains and plaza areas. Is surface parking lot a part of this development or is it shown for circulation purposes?
2. Applicant's' Parking Reduction Study prepared by Tinter Associates, Inc. has been reviewed by the City's Traffic consultant, PBSJ, and the results of their review will be given to applicant at DRC meeting. They agree with the analysis and findings.
3. What site plan was reviewed in connection with Tinter Assoc. January 2001 Traffic Impact Study for entire development? If it was a previous site plan, discuss with Engineering Design Manager whether study will need to be revised and resubmitted to City's Traffic consultant for review with revised site plan.
4. Federal Highway is an Image street. Provide a narrative outlining project's compliance with ULDR Sec. 47- 13.20 "Image Streets."
5. Delineate building and property line more clearly on site plan. Also include dimensions of building and parcel.
6. Label and dimension sidewalks (minimum 7'), center line of streets, and dimension parking.

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7. This submittal did not include a landscape plan. Please provide landscape plan. As stated in previous comments, landscaping on N.E. 7 Ave. adjacent to neighborhood should create a park like setting. Provide ornamental trees or palms along N.E. 7 Ave. Plan will require a pre PZ sign off by Dave Genarro.
8. Provide a birds eyes view 3-D isometric of proposed building super imposed on an aerial with PZ submittal.
9. Provide a text narrative to include but not limited to full discussions of: unit types, health club operations, maintenance operations, security system, any ATM locations, solid waste system, outdoor/rooftop and garage lighting, loading/service systems, and parking systems. Also, the proposed operation, maintenance and servicing of the building, the use of all rooftop areas for parking or as recreation or open spaces, the anticipated hours of operation, delivery systems, taxi stands, any outdoor public address systems and all other aspects of the design and operations of the proposed complex. Indicate whether health club will be used by building residents only.
10. This Parking Reduction should proceed on to Planning and Zoning Board along with the street vacation (30-P-00).
11. Discuss whether all site plan traffic concerns outlined by City's Traffic Consultant (PBSJ) have been addressed.
12. The Parking Reduction/site plan is subject to City Commission request for Review within 30 days of PZ review.
13. Pursuant to Sec. 47-13.21, maximum plot coverage is 75%.
14. Development is subject to Sec. 47-25.3, Neighborhood Compatibility Requirements, as follows:
  - a) Lighting: Lighting shall be directed away from residential property and shall not cause illumination in excess of ½ footcandle on any abutting residential property. Submit photometric plan. Parking garage facilities shall be designed and arranged so that no direct source of lighting is visible from any residential property. Lighting fixtures shall be shielded, angled, or both so that direct or indirect light shall not cause illumination in excess of ½ footcandle onto any residential property, measured at the residential property line

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- b) Control of Appearance: Architectural Features: The façade facing the residential property shall be constructed to compliment a residential structure and shall include architectural features as outlined in Sec. 47-25.3.2.
- c) Loading Facilities: Loading and service facilities shall be screened so as not to be visible from abutting residential.
- d) Screening of Rooftop and Mechanical Equipment: Rooftop mechanical equipment shall be screened so that they are not visible from abutting residential.

15. Provide signage information.

16. All openings in all facades of the parking levels are to be fitted with architectural grills or screens to minimize the impacts of light, noise and internal vehicular activity on the adjacent properties. Indicate on the site and landscape plans and on the appropriate elevations, the location and elevations of all mechanical ventilation or exhaust vents that may be proposed for the garage or the residential building.

17. Discuss loading and service of retail bays and mail delivery.

18. Indicate clearing on first floor of garage.

19. Provide north and south upper level elevations that face recreation deck.

20. Provide color and material information on elevations.

21. Show sidewalks, elevation changes, trees on elevations.

22. All pertinent comments from the December 21, 2000 DRC meeting still apply.

Additional comments may be forthcoming at DRC meeting.

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**Division:** Engineering

**Member:** Tim Welch  
761-5123

**Project Name:** Luke Meyer/The Waverly

**Case #:** 39-R-01

**Date:** 3-27-01

**Comments:**

Engineering Comments will be available at the DRC Meeting.